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EXTRAORDINARY

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LEGISLATIVE SUPPLEMENT

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PART-III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)
NOTIFICATION
The 14th July, 2026

No.G.S.R.43/P.A.11/1995/Ss.43 and 180/Amd.(8)/2026.- In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Building Rules, 2021, namely:-

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Amendment) Rules, 2026.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Urban Planning and Development Building Rules, 2021 (hereinafter referred to as the said rules), in rule 2 in sub-rule (1), after clause (cxx), the following clause shall be inserted, namely:-

"(cxx-a) **"Mixed-Use Project or Site"** means a single, integrated development undertaken on a parcel of land, comprising two or more land uses or activities, subject to fulfillment of siting guidelines, that are physically and functionally interconnected through common infrastructure, circulation systems, utilities, access arrangements, and an integrated planning.The integrated development may be arranged vertically within one or more buildings or horizontally across multiple buildings within the same site.All uses shall be permissible within such development, except the following restrictions, namely:-

(a) Educational institutions such as schools or colleges shall not be permitted, except crèches, play schools, or nursery schools;

(b) Nursing homes or hospitals having a capacity of more than 10 beds shall not be permitted; and

(c) Industries falling under green, orange, and red categories, storage of hazardous materials, and any other activities prohibited under applicable law shall not be permitted. However, White category industries and Information Technology / Information Technology Enabled Services (IT/ITES) industries shall be permitted;".

3. In said rules, in rule 3, under the heading captioned as "(A) RESIDENTIAL.-", in sub-rule (1), in the given table, for serial numbers 4 and 5 and the entries relating there to, the following shall be substituted, namely:-

"

4.	Plinth Level	The plinth level shall be permitted upto 600 mm from the crown of adjoining road in front. However, where a basement is provided within the building line, there shall be no restriction on the plinth level, subject to the condition that the overall height of the building remains within the permissible limits: Provided further that the level of front courtyardshall not exceed 450 mm and the rampfrom the front road to the courtyard shall be within theplot boundary.
5.	Height (maximum Permissible)	13 meters from the plinth level of the building. Provided that, where a basement is provided and the ground level exceeds 600 mm, the building height shall be measured from 600 mm above the crown level of the adjoining road, instead of the actual plinth level.

"

4. In the said rules, in rule 4, under the heading captioned as "(A) COMMERCIAL.-", after sub-rule (4), the following sub-rule shall be inserted, namely:-

"(5) Mix Use Site or Project

Serial Number	**Parameter**	**Permissible Limits**	
1.	**Permitted Use**	As per definition	
2.	**Minimum Approach Road**	24 m	
3.	**Minimum Site Area**	8000 sq.m.	
4.	**Maximum Ground Coverage**	45% of Plot Area irrespective of use	
5.	**Maximum Floor Area Ratio**	Minimum approach road 24 m	1:2.5
		Minimum approach road 30 m	1:3.0
		Minimum approach road 45 m & above	Unlimited*
6.	**Maximum Height**	No Restriction subject to clearance from Airport	

	of Building	Authority and fulfilment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms. However, for clearance from the Airports Authority of India or the Indian Air Force, refer to clause (xi) of rule 27.
7.	**Setback**	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules, whichever is more.
8.	**Parking**	As per component of the building(s).
9.	**Green Area Requirement**	Minimum 15 % of site area in the form of organized park or playground with minimum width of 15m.
10.	**Plinth Level**	450mm or as specified by competent authority (fromthe crown of adjoining road in front). Provided that for a detached building, the plinthlevel may be more than 450mm: Provided further that the level of front courtyardof any building shall not exceed 450 mm and the rampfrom the front road to the courtyard shall be within theplot boundary.
11.	**Minimum requirements of different**	As per the component of the building(s).

<table>
<tr><td></td><td>component of a building</td><td></td></tr>
<tr><td>12.</td><td>Ventilation Shaft</td><td>The size of ventilation shaft shall not be less than the values given below:

<table>
<tr><td>Height of building</td><td>Size (sq.m)</td><td>Min. one dimension</td></tr>
<tr><td>10m</td><td>1.2</td><td>0.9 m</td></tr>
<tr><td>12m</td><td>2.8</td><td>1.2 m</td></tr>
<tr><td>18m</td><td>4.0</td><td>1.5 m</td></tr>
<tr><td>24m</td><td>5.4</td><td>1.8 m</td></tr>
<tr><td>30m</td><td>8.0</td><td>2.4 m</td></tr>
<tr><td>Above 30m</td><td>9.0</td><td>3.0 m</td></tr>
</table>
Notes:

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of</td></tr>
</table>

		India, 2016, as amended from time to time.
13.	**Interior Courtyard for Light and Ventilation**	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.
14.	**Staircase**	Required as per the occupancy and component.
15.	**Lift and Ramp requirement**	Lift(s) shall be provided in all buildings having a height of 15 metres or more, and in buildings having more than one basement level, as per the provisions of the National Building Code of India. Ramp requirement for pedestrians, differently-abled, elderly and childrenupto Plinth Level :- • Min. Width - 1800mm • Min. Slope - 1:12
16.	**Mumty**	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
17.	**Services in terrace**	machine room and screening parapet to hide services or as per the provisions of the National Building Code of India.
18.	**Gate and post check**	Check Post or guard room or watch and ward cabins—whatever the term used—upto 300 square feet may be allowed along the entry gate. Check Post or Guard room or Watch and ward cabins shall be allowed subject to the following

		conditions; namely:- (i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant. (ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the total height of the guard room from plinth shall not be more than 2.75 meters. (iii) The guard room or watch and ward room shall not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender. (iv) The above proposal shall be applicable to plots of one acre or above size.
19.	**Boundary wall**	**Maximum height allowed:** - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated

		Grill/Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot:** - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
20.	**Stilt, if provided (Non-habitable height)**	• Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height.
21.	**Vehicular Ramp**	Ramps are mandatory. (a) Minimum width: (i)7.2m for two way traffic (ii) 4m for one way traffic (b) Slope: (i) Cars: not less than 1:8 and at curve1:12 (ii) Heavy vehicles: not less than 1:15
22.	**Solar Water Heating System**	Buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible
23.	**Solar Photo Voltaic required as per plot**	As per component of the building(s), whichever is more.

	size	
24.	**Flushing System**	Provision of dual button type flushing cistern in each water closet.
25.	**Parapet or Railing**	• Minimum Height: 1.0 m • Maximum Height: 1.4 m from the finished floor level
26.	**Minimum passage or corridor**	As per occupancy and component of the building. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code of India, 2016.
27.	**Amalgamation or Fragmentation**	• Amalgamation allowed as per applicable policy. • Fragmentation not allowed.
For provisions related to setback around building, for provisions related to setbacks for projected portions at roof level, courtyards, projections and balconies, parking requirements, exemptions, general notes, overall building requirements, occupant load, clearance zones, part building requirements such as; plinth, spatial requirements for various building components, lighting and ventilation of rooms, ledges or tand, mezzanine floors, basements, chimneys, cabins, boundary walls, septic tanks, meter rooms, staircases and exit routes, ramps, roofs, sunken courtyards, check posts or guard rooms or watch-and-ward cabins, and fitments for drainage and sanitation, refer to rules 26 to 30 of these building rules. Further, for the provisions of Fire protection, Structural design, Lighting and ventilation, Electrical and allied installations and Building Materials refer to part VII and for provisions related to differently-abled, elderly and children refer to part VIII of		

these building rules.

Furthermore, for the provisions of Green Buildings and Sustainability, energy efficiency, waste management and energy utilization, Energy efficiency, Solar photovoltaic, Rainwater harvesting and Sustainable waste management refer to part IX of these building rules.

Notes:-

(a) The Floor Area Ratio above 1:1.75 shall be chargeable on pro-rata basis. However, the site or plot is allotted or sold or auctioned by the development authority or government agency, the Floor Area Ratio above 1:3.0 shall be purchasable as per the notification issued by Development Authority.

(b) The charges applicable to a Mixed-Use Site or Project shall be one and a half times the charges specified for the commercial category under Notification No. 17/17/2001-5Hg2/P.F./791 dated 17.07.2025.

*(c) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.*

(d) The permissible residential density shall be 400 dwelling units per acre for Economically Weaker Section (EWS) Housing with carpet area up to 45 square metres, 250 dwelling units per acre for Low Income Group (LIG) Housing with carpet area up to 60 square metres, 150 dwelling units per acre for Middle Income Group (MIG) Housing with carpet area up to 100 square metres, 90 dwelling units per acre for Group Housing with carpet area above 100 square meters and 250 dwelling units per acre for Studio Apartments.

(e) *For the purpose of calculating the infrastructure requirements of the project, the population shall be considered at the rate of 4.5 persons per dwelling unit*

in case of Group Housing and 2 persons per dwelling unit in case of Studio Apartments."

5. In the said rules, in rule 8, after sub-rule (2), the following sub-rule shall be inserted, namely:-

"(3) Multi Level Car Parking (standalone)

Serial Number	Parameter	Permissible Limits
1.	**Minimum Site area**	4000 sq.m
2.	**Maximum Ground Coverage**	80%
3.	**Maximum Floor Area Ratio for commercial**	A maximum of 20% of the total covered area within the main parking building envelope may be allowed for commercial use on any two floors.
4.	**Maximum Height of Building**	No Restriction subject to clearance from Airport Authority and fulfilment of norms such as setbacks around building, ground coverage, floor area ratio (FAR), structural safety and fire safety norms. However, for clearance from the Airports Authority of India or the Indian Air Force, refer to clause (xi) of rule 27.
5.	**Setback**	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules, whichever is more.
6.	**Parking**	2 Equivalent Car Space (ECS) per 100 square meters of the commercial floor area ratio (FAR).

<table>
<tr><td>7.</td><td>Plinth Level</td><td>450mm or as specified by competent authority (fromthe crown of adjoining road in front).
Provided that for a detached building, the plinthlevel may be more than 450mm:
Provided further that the level of front courtyardof any building shall not exceed 450 mm and the rampfrom the front road to the courtyard shall be within theplot boundary.</td></tr>
<tr><td>8.</td><td>Minimum requirements of different component of a building</td><td>As per component of the building(s).</td></tr>
<tr><td>9.</td><td>Ventilation Shaft</td><td>The size of ventilation shaft shall not be less than the values given below:
<table><tr><td>Height of building</td><td>Size (sq.m)</td><td>Min. one dimension</td></tr><tr><td>10m</td><td>1.2</td><td>0.9 m</td></tr><tr><td>12m</td><td>2.8</td><td>1.2 m</td></tr><tr><td>18m</td><td>4.0</td><td>1.5 m</td></tr><tr><td>24m</td><td>5.4</td><td>1.8 m</td></tr><tr><td>30m</td><td>8.0</td><td>2.4 m</td></tr><tr><td>Above 30m</td><td>9.0</td><td>3.0 m</td></tr></table></td></tr>
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		Notes: (a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft. (b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply. (c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, as amended from time to time.
10.	**Interior Courtyard for Light and Ventilation**	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.
11.	**Staircase**	Required as per the occupancy.
12.	**Lift and Ramp requirement**	Lift(s) shall be provided in all buildings having a height of 15 metres or more, and in buildings having more than one basement level, as per the provisions of the National Building Code of India. Ramp requirement for pedestrians, differently-abled, elderly and childrenupto Plinth Level :- • Min. Width - 1800mm • Min. Slope - 1:12

13.	**Mumty**	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
14.	**Services in terrace**	machine room and screening parapet to hide services or as per the provisions of the National Building Code of India.
15.	**Gate and post check**	Check Post or guard room or watch and ward cabins—whatever the term used—upto 300 square feet may be allowed along the entry gate. Check Post or Guard room or Watch and ward cabins shall be allowed subject to the following conditions; namely:- (i) The area shall be used only as guard room, toilet, X-ray machine or metal detector, COVID testing or test sampling and storing of test samples. An undertaking to this effect shall be taken from the applicant. (ii) The area upto 100 square feet along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR). However, the area over and above 100 square feet shall be included in the 'Floor Area Ratio' and 'Ground Coverage', and the total height of the guard room from plinth shall not be more than 2.75 meters. (iii) The guard room or watch and ward room shall

		not create any hindrance in the movement of fire tender and adequate space shall be made available around the building for unhindered movement of fire tender. The above proposal shall be applicable to plots of one acre or above size.
16.	**Boundary wall**	**Maximum height allowed:** - Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot:** - • 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
17.	**Stilt, if provided (Non-habitable height)**	• Clear Height shall be 7'-6". Parking provided under stilts shall not be counted towards Floor Area Ratio and height.
18.	**Vehicular Ramp**	Ramps are mandatory. (a) Minimum width: (i)7.2m for two way traffic (ii) 4m for one way traffic (b) Slope: (i) Cars: not less than 1:8 and at curve1:12

		(ii) Heavy vehicles: not less than 1:15
19.	**Solar Photo Voltaic required as per plot size**	As per component of the building, whichever is more.
20.	**Flushing System**	Provision of dual button type flushing cistern in each water closet.
21.	**Parapet or Railing**	• Minimum Height: 1.0 m • Maximum Height: 1.4 m from the finished floor level
22.	**Minimum passage or corridor**	As per occupancy and component of the building. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code of India, 2016.
23.	**Amalgamation or Fragmentation**	• Amalgamation allowed as per applicable policy • Fragmentation not allowed.
For provisions related to setback around building, for provisions related to setbacks for projected portions at roof level, courtyards, projections and balconies, parking requirements, exemptions, general notes, overall building requirements, occupant load, clearance zones, part building requirements such as; plinth, spatial requirements for various building components, lighting and ventilation of rooms, ledges or tand, mezzanine floors, basements, chimneys, cabins, boundary walls, septic tanks, meter rooms, staircases and exit routes, ramps, roofs, sunken courtyards, check posts or guard rooms or watch-and-ward cabins, and fitments for drainage and sanitation, refer to rules 26 to 30 of these building rules.		

Further, for the provisions of Fire protection, Structural design, Lighting and ventilation, Electrical and allied installations and Building Materials refer to part VII and for provisions related to differently-abled, elderly and children refer to part VIII of these building rules. Furthermore, for the provisions of Green Buildings and Sustainability, energy efficiency, waste management and energy utilization, Energy efficiency, Solar photovoltaic, Rainwater harvesting and Sustainable waste management refer to part IX of these building rules.

Note:-

a) The ground coverage includes all built-up areas at the ground level, including the main structure as well as ancillary facilities such as parking areas, toilets, service zones, utility rooms, and other supporting buildings.

b) Commercial shops may be rented out but are not permitted to be leased or sold.

c) Completion or partial completion of commercial component shall only be allowed after the completion of the parking component as per approved plans."

6. In said rules, in rule 11 in sub-rule (1),-

(i) for clauses (ii) and (iii), the following clauses shall be substituted, namely:-

"(ii) Soft Copy of Site plan in an un-editable format on any electronic medium along with hard copies of the plans, if required, as permissible by the competent authority from time to time containing the drawings in ".dwg" format as detailed in sub-rule (3);

(iii) Soft Copy of Building plan and other plans in an un-editable format on any electronic medium along with hard copies of the plans, if required, as permissible by the competent authority from time to time containing the drawings in ".dwg" format as detailed in sub-rule (4);";

(ii) for clauses (ix) and (x), the following clauses shall be substituted, namely:-

"(ix) Public health services plan in un-editable soft copy in any electronic mediumalong with hard copies of the plans, if required, containing drawings in ".dwg" format;

(x) All defined fee shall be deposited in favour of competent authority through any specified payment mode, at the rate specified by the Government. Further, the construction of boundary wall of plots having area more than 1000 sq.mt. shall be chargeable @ Rs. 15 per running meter of the boundary wall;"

(iii) after clause (x), the following clauses shall be added, namely:-

"(xi) Royalty charges, as prescribed by the Mining Department for basement construction, shall be deposited by the applicant with the competent authority responsible for building plan approval, through any officially prescribed mode of payment. These charges shall be paid along with the building plan scrutiny fee. The collected royalty charges shall be duly transferred to the concerned department (i.e., the Mining Department) at the end of each calendar month;

(xii) A certificate from the register architect confirming adherence to the Punjab Urban Planning and Development Building Rules, 2021 and architectural controls, if applicable. Additionally, a separate certificate shall also be submitted by the register architect certifying compliance with fire safety standards, structural safety norms, and public health service standards. These certificates shall be accompanied by an appropriate note on the building plan itself, indicating such compliance;

(xiii) An undertaking from the owner affirming that the construction will be carried out in full compliance with the approved building plans, structural design and in adherence the Punjab Urban Planning and Development Building Rules, 2021, architectural controls if applicable, fire safety standards, structural safety standards, public health service standards, and all other regulations as prescribed in these rules."

7. In the said rules, for rule 12,the following rule shall be substituted, namely:-

"12 **Procedure for submitting an application through self-certification.**-(1) Self-certification by the empanelled architects shall be allowed for all building(s)having a height of up to 21m, falling within approved layout plan of projects,whatever calledcolony or mega project or urban estate or industrial park or industrial colony (Developed by Private Promoter or Government or Government agency or Development Authority), irrespective of plot area and occupancyforany category/ purpose.

However, commercial plots such as Shop-Cum-Offices (SCOs), Shop-Cum-Flats (SCFs), individual shops, and booths, falling within an approved layout, shall be eligible for self-certification, provided that anarchitectural control for these structures has been approved by the competent authority.

(2) The building plans for building(s) having height of upto 21m shall be approved exclusively under the self-certification scheme for building(s) specified in sub rule (1).

(3) Procedure for self-certification scheme is as follows, namely:-

(i) Any person intending to erect or re-erect a building is required to submit building plans approved under self-certification through an empanelled Architect by submitting Form 'A', along with all necessary documents as

specified in rule 11 of these rules, to the competent authority. The submitted plans must be duly signed and bear a stamp marked "sanctioned" under the self-certification scheme. Additionally, the applicant is required to give a seven days advance notice to the competent authority, informing the proposed date for the commencement of construction. If the competent authority does not raise any objections within this period, the applicant may proceed with the construction of the proposed building.

(ii) The building plan submitted must conform to the provisions of these rules as amended from time to time and approved zoning plan (where applicable). To certify this compliance, a declaration must be provided on the building plan itself as under:

"Certified that the building plan adheres to the zoning plan Drg. No. ..... Dated..... (where applicable) and complies with 'The Punjab Urban Planning and Development Building Rules, 2021' as amended from time to time.

Architect

Seal with signature"

(iii) Along with the building plan submission, the following certificates and undertakings are also required to be submitted to ensure compliance with the provisions of the Punjab Urban Planning and Development Building Rules, 2021, as well as other relevant standards and codes:

(A) **A certificate shall be provided by the empanelled architect** confirming adherence to the Punjab Urban Planning and Development Building Rules, 2021and architectural controls, if applicable.

Additionally, a separate certificate shall also be submitted by the empanelled architect certifying compliance with fire safety standards, structural safety norms, and public health service standards. These certificates shall be accompanied by an appropriate note on the building plan itself, indicating such compliance.

Furthermore, the empanelled architect certifies as follows, namely:-

(a) That he/she is fully conversant with the provisions of the Punjab Urban Planning and Development Building Rules, 2021 and other applicable instructions or regulations, which are in force (and also amended from time to time).

(b) That plans have been prepared as per the terms and conditions of approved Change of Land Use or Layout or Zoning Plan and have also been prepared within the framework of provisions applicable Building Rules or Regulations and Development Controls.

(c) That plan is in conformity to structural safety norms, and fire and life safety norms.

(d) That he/she has seen the originals of all the documents uploaded and nothing has been concealed thereof.

(e) That all the requisite documents or No Objection Certificate (NOC) required to be submitted along with plans.

(B) **The owner shall also submit an undertaking** affirming that the construction will be carried out in full compliance with the approved building plans, structural design and in adherence to the Punjab Urban Planning and Development Building Rules, 2021, architectural controls if applicable, fire safety standards, structural safety standards, public

health service standards, and all other regulations as specified in the Punjab Urban Planning and Development Building Rules, 2021.

Furthermore, the owner or applicant certifies as follows, namely:-

(a) That he/she has appointed the Empanelled Architects, as the case may be for getting approval under Self-Certification Scheme.

(b) That he/she is the owner or authorized signatory for the site or plot.

(c) There is no legal dispute regarding the site or plot.

(d) That construction of the building will be undertaken as per the approved building plans and structural design given by the Architect and Structural Engineer.

(e) That the construction shall be carried out under the supervision of qualified professionals as specified in these rules.

(f) That he/she shall be solely responsible for any damage or loss incurred during the construction of the building.

(4) After receiving the above documents, the competent authority issues an auto-generation receipt mentioning that documents have been received and are being kept in the office for record with this understanding that these plans have been prepared as per the terms and conditions of approved Change of Land Use or Layout or Zoning Plan and have also been prepared within the framework of provisions applicable Building Rules or Regulations and Development Controls. The competent authority may convey within seven days to the applicant regarding discrepancies in the building plans, if any along with any default restricting the approval of building plans and the applicant shall be bound to rectify the discrepancies in building plans or to submit the required documents or

payment if any before start of the construction otherwise submitted plan shall be taken as deemed approved.

(5) The competent authority, or any authorized person or designated officer, reserves the right to check the building plans and construction at any stage, and violations (except compoundable ones), if found shall have to be rectified by the owner/ applicant. In case the owner or applicant fails to rectify the violations, the competent authority may take necessary steps to remove the violations. Action shall also be taken against the defaulting Architect in case plans are wrongly certified. The competent authority may cancel the empanelment or refer the matter to the Council of Architecture for misconduct and for debarring or blacklisting the Architect. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases, the owner or applicant shall be required to submit corrected and duly certified plans to the competent authority for its review and approval.

(6) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the competent authority or any other person authorized by competent authority, shall be competent to alter or demolish, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the competent authority or any other person authorized by him may demolish the said building at the expense of the owner.

Note:-

(a) The decision of competent authority, in case of any dispute shall be final and binding on all concerned.

(b) At any stage during construction, if an Architect or Civil Engineer notices that violations (except compoundable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs shall be submitted to the concerned authority. The competent authority shall immediately issue a notice to the owner on the basis of the Architect's or Civil Engineer's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self-certification and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site.

(c) After submission of application or during the construction of building, if the Owner or Architect or Civil Engineer or Structural Engineer are changed, the applicant shall intimate the competent authority by email or online building plan approval system or otherwise in writing that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the competent authority by the respective owner or Architect or Engineer. The construction work shall have to be suspended until the new owner or Architect or Civil Engineer or Structural Engineer, as case may be,

undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection or re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the competent authority or any other person authorized by him.".

8. In the said rules, after rule 12, the following rule shall be inserted, namely:-

"12-A. Scope of scrutiny of Building Plans by the competent authority. - (1) The building plans received under the self-certification scheme shall not be scrutinized by the department. However, random checking may be done by the competent authority, in case of any contravention found with these rules, an action shall be taken against the defaulting Architect or owner as per the sub-rule (5) of rule 12.

(2) Building plans, other than those submitted under the self-certification scheme, shall be examined by the competent authority solely with respect to the following aspects, namely:-

(i) Statutory and Planning Conformity:

(a) Compliance with terms and conditions of Change of Land Use or Allotment Letter or Layout Plan or Zoning Plan.

(ii) Site and Building Parameters:

(a) Site dimensions and area;

(b) Ground coverage as per prescribed norms;

(c) Covered Area and Floor Area Ratio;

(d) Area Detail including additional Ground Coverage and Floor Area Ratio;

(e) Setbacks, including provisions for Fire Tender movement;

(f) Allocation of Amenity Open Space;

(g) Green Area or Playground;

(h) Adherence to limits on the overall height of the building;

(i) Provision of adequate parking spaces;

(j) Compliance with prescribed width and positioning of entry or exit gates;

(k) Staircase detail, Travel Distance;

(l) Means of access;

(m) Numbers of Floor, floor to floor height.

Note: *Fee for covered area to be calculated as per the area details mentioned on submitted drawings.*

(iii) Safety and Infrastructure Considerations:

(a) Maintenance of clearance zones along High Tension (HT) electricity lines;

(b) No Construction Zones and Green Buffers adjacent to railway lines, water channels, and water bodies;

(c) Verification of road widening, if any as per the terms and conditions of Change of Land Use approval, Layout Plan approval and Zoning Plan approval. The applicant shall also provide for setbacks as per this undertaking, where applicable.

(iv) Fire Safety Compliance:

(a) Submission of a Provisional Fire Safety Certificate as mandated by the Punjab Fire Safety and Emergency Services Act is required along with the building plan;

(b) The Final Fire Safety Certificate is mandatory prior to issuance of the Completion Certificate.

(v) Construction Inspection and Accessibility:

(a) The authority may conduct construction site inspections and require corrective actions to ensure compliance;

(b) The building shall conform to the requirements for accessibility for persons with disabilities, in accordance with applicable guidelines and norms.

(3) The competent authority shall scrutinize only the key aspects as mentioned above. The architect and owner shall be solely responsible and accountable for ensuring that the building plans submitted are fully compliant with these rules; the provisions of the Act; the rules framed thereunder and all other applicable regulations. The architect's certificate submitted with the building plans shall include a declaration to this effect. The architect and owner shall be solely responsible for any discrepancies identified in the building plans at any stage of review or construction."

9. In the said rules, in rule 14,-

(i) in sub-rule (1),-

(a) in clause (ix), at the end, the word 'and' shall be omitted; and

(b) in clause (x), at the end, for the sign '.', the sign ';' shall be substituted and thereafter, the following clauses shall be added, namely:-

"(xi) A Certificate of fitment of public health services, duly issued by a registered plumber;

(xii) A Certificate of fitment of electrical wiring and equipment, duly issued by a licensed electrical engineer;

(xiii) Wherever applicable, No Objection Certificate(s) (NOCs) from the National Highways Authority of India (NHAI), Punjab Pollution Control Board (PPCB), Department of Drainage, Department of Forests, or any other competent authority or department or agency, as the case may be;

(xiv) For high-rise building or project which involve third party rights, a third-party audit report as per the notification no. 12023/50/2025-5HG2 dated 05.12.2025 along with certificate for structural safety, fire safety, and environmental compliance;

(xv) A Certificate of Registration of the project with the Real Estate Regulatory Authority (RERA), Punjab, where the project involves third party rights.";

(ii) after sub-rule (1), the following sub-rule shall be inserted, namely:-

"(1-A)The building plans submitted for issuance of completion certificate shall be examined by the competent authority only with reference to the aspects specified in sub-rule (2) of rule 12-A. However, the architect and owner shall be solely responsible and accountable for ensuring that the building plans submitted for issuance of completion certificate are fully compliant with these rules, the provisions of the Act, the rules framed thereunder and all other applicable regulations. The architect's completion certificate submitted along with the building plans shall include a declaration affirming such compliance.";

(iii) in sub-rule (2),-

(a) for the words and signs "The 'completion certificate' or 'partial completion certificate' shall be issued on the basis of the following parameters", thewords and signs "The 'Partial Completion Certificate' may be granted upon fulfillment of the following category-specific criteria"shall be substituted;

(b) for clause (vi), the following clause shall be substituted, namely:-

"(vi) in case of high-rise buildings, partial completion certificate may be issued if the superstructure of the building has been constructed as per approved plans and all common facilities such as corridors, staircases, lifts, toilets, and related infrastructure are fully completed and functional. Additionally, essential services like electrical wiring, plumbing, and fire safety systems shall be installed and tested, and structural stability along with safety measures such as fire exits and emergency access shall be ensured as per applicable norms; and"; and

(c) in clause (vii), for the words "permissible covered area", the words, brackets and signs "Built-up area (FAR area)"shall be substituted and in the Table thereunder, in the tittle, for the words "**Minimum permissible ground coverage to obtain partial completion certificate for industrial buildings**", the words and brackets "**Minimum Built up area (FAR area) to obtain partial completion certificate for industrial buildings**" shall be substituted.

(iv) after sub-rule (2), the following sub-rule shall be inserted, namely:-

"(2-A) No building shall be considered complete unless the following works are executed to the satisfaction of the competent authority,namely:-

(i) The building shall be constructed strictly in accordance with the sanctioned building plan. Any deviations from the approved plan shall be regularized or compounded as per applicable laws or policies;

(ii) The Applicant shall comply with all terms and conditions stipulated in the auction, allotment, change of land use, building plan approval, and zoning plan, as well as those specified in the respective approval letters or No Objection Certificates (NOCs) issued by the competent authority;

(iii) The Applicant shall comply with all terms and conditions stipulated in the No Objection Certificates (NOCs) and approvals issued by any department, authority, or government agency;

(iv) Certified fire-fighting systems shall be installed as per The Punjab Fire Safety act. All fire escape infrastructure such as exits, corridors, staircases, and compartmentation, shall conform to the provisions of this act. A valid 'No Objection Certificate' (NOC) from the Fire Department or authorized fire consultant shall be submitted;

(v) All site development works including approach roads, internal circulation roads, footpaths, street lighting, stormwater drains, culverts, boundary walls, and landscaping shall be completed in accordance with the approved site plan;

(vi) All parking areas, driveways, and circulation spaces shall be paved, marked, and made operational as per the sanctioned plan. Proportionate parking for the portion under partial completion shall also be ensured;

(vii) Parks, green belts, and open spaces earmarked in the sanctioned plan shall be developed with plantation, irrigation arrangements, and pathways;

(viii) Provision of street lighting, water supply lines, sewerage networks, and stormwater drainage within the site shall be completed;

(ix) Proper stormwater drainage and rainwater harvesting systems shall be installed and made functional, where mandated;

(x) Functional water supply and electricity connections shall be established;

(xi) Operational waste management systems, including garbage disposal and segregation facilities, shall be in place;

(xii) Adequate sanitation facilities or infrastructure including toilets, septic tanks, and sewer connections shall be provided and completed in accordance with Bureau of Indian Standards (BIS) standards;

(xiii) All common areas such as staircases, corridors, lifts, and parking spaces shall be completed in all respects and operational;

(xiv) Accessibility Compliance adherence to standards for persons with disabilities (ramps, lifts, tactile indicators, etc.) as specified in the National building Code of India, Rights of Persons with Disabilities Act, 2016 (Central Act 49 of 2016) and Harmonised Guidelines and Space Standards for Barrier-Free Built Environment for persons with Disability and Elderly Persons, 2016;

(xv) For group housing, commercial complexes, or large campuses, all designated amenity areas such as playground or park, community halls, clubhouses, or crèches shall be developed proportionately to the phase for which completion is sought;

(xvi) All applicable fees and development charges shall be paid in full, and No Due Certificate shall be submitted before completion;

(xvii) The Applicant shall, wherever applicable, obtain the requisite No Objection Certificate(s) or approvals from the Department of Drainage, Department of Forests, or any other competent department or authority prior to completion;

(xviii) Wherever applicable, in accordance with the guidelines of the Punjab Pollution Control Board (PPCB), the project proponent shall obtain the necessary environmental clearances, including the Consent to Establish (CTE) and Consent to Operate (CTO);

(xix) Wherever applicable, Environmental Impact Assessment shall be obtained;

(xx) For high-rise or large-scale projects, a third-party audit report on structural safety, fire safety, and environmental compliance may be required by the competent authority;

(xxi) Any deficiencies identified by the competent authority shall be rectified prior to certificate issuance;

(xxii) Any false declaration or submission of misleading documents shall attract penalties under relevant laws.

Note:-

(a) A Partial Completion Certificate may be issued for a specific block, tower, or floor, as specified in sub-rule (2a) above, provided that the designated portion is fully constructed, self-contained, and suitable for independent occupancy. All essential services, including fire safety systems, elevators, utilities, staircase, corridors and other infrastructure, shall be operational within that area. Furthermore, proportionate parking spaces and common facilities should be made available to support its use. Access roads and approaches must be completed up to the concerned portion to ensure seamless connectivity and functionality.

(b) In cases where third-party rights are involved, all applicable provisions of the completion policy notified by the government shall be adhered to.

(c) For projects registered under Real Estate Regulatory Authority (RERA), compliance with all provisions of the Real Estate (Regulation and Development) Act, 2016 shall be mandatory prior to issuance of Completion Certificate.";

(v) after sub-rule (3), the following sub-rule shall be inserted, namely:-

"(3-A) For all building(s) having height of upto 21m, irrespective of plot area and occupancy or category use, the completion certificate shall be issued by the Empanelled Architectunder the process of self-certification. The Empanelled Architect shall submit the detailed "as-built" completion plans, as specified in rule 11 or any other relevant detail or plan as required, duly signed with stamp to the competent authority along with all requisite documents and No Objection Certificates (NOCs), for official record.

The submitted completion plans must conform to the provisions of these rules, as amended from time to time, and to the approved zoning plan. To certify this compliance, the following declaration shall be included on the building plan:

"Certified that the completion plans adhere to the zoning plan Drg. No. _____dated_____and comply with 'The Punjab Urban Planning and Development Building Rules, 2021' as amended from time to time.

Architect

(Seal and Signature)"

Furthermore, in case of any addition in ground coverage or floor area ratio (FAR), or deviations in floor plans from the approved building plans, provided such changes are within the permissible limits and in conformity with the provisions of these building rules, the Architect shall clearly indicate the modifications in the submitted completion plan and shall be

responsible for calculating and ensuring payment of the applicable charges accordingly.

(3-B) An empanelled Architect may issue and submit a completion certificate in respect of a building where the construction contains deviations from the sanctioned building plans, provided that,-

(i) such deviations are otherwise in conformity with these Rules and all otherapplicable laws, regulations, and statutory provisions; and

(ii) the applicable compounding charges, wherever required, have been deposited before or at the time of submission of the completion certificate to the Competent Authority.

Notwithstanding anything contained herein, an empanelled Architect shall not, under the self-certification mechanism, regularize, compound, certify, or approve,-

(a) any deviation resulting in ground coverage or Floor Area Ratio (FAR) exceeding the maximum permissible limits;

(b) any violation of these rules or any other applicable law, regulation, zoning requirement, or statutory provision; or

(c) any deviation specifically required to be examined or approved by the competent authority.

All such cases shall be referred to and processed by the competent authority in accordance with the provisions of these rules and other applicable laws."

(vi) in sub-rule (4), at the end, the following Note shall be added, namely:-

"Note:-

(a) Any minor deviations observed during the completion stage of building plans; such as internal changes in room layout, door or window positions, location of toilets, re location of public health features (e.g., rainwater harvesting pit, water tank, sewage treatment plant, manholes, inspection chambers), or changes in the position of mechanical and electrical installations, as well as structural alterations involving columns and beams (excluding core areas like staircases and lifts); which are in conformity with the applicable building rules and other regulations, shall be considered compoundable without any charges.

(b) The completion of building plans received under the self-certification scheme shall not be scrutinized by the department. However, random checking may be done by the competent authority, in case of any contravention found with these rules, an action shall be taken against the defaulting Architect or owner as per sub-rule (5) of rule 12."

10. In the said rules, in rule 23, in sub-rule (3) after the words "any stage that", the words and signs "building(s) is unsafe to use or occupy or" shall be added and thereafter, the following note shall be added, namely:-

"Note:-

In case of Non-RERA projects, occupation certificate may be issued along with completion certificate by the same competent authority, subject to the fulfilment of all requirements as mentioned in these rules."

11. In the said rules, in rule 26, in sub-rule (1), in note (e), after the words, "zoning plan", the words "or as specified in the above table based on the height of the building," shall be inserted.

Sd/-

VIKAS GARG,
Principal Secretary to Government of Punjab,
Department of Housing and Urban Development.

3774/7-2026/Pb. Govt. Press, S.A.S. Nagar

PART-III

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOME AFFAIRS
(HOME-VI BRANCH)
NOTIFICATION
The 15th July, 2026

No.S.O.33/C.A.46/2023/S.2/2026.- In exercise of the powers conferred by clause (u) of sub-section (1) of section 2 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (Central Act No. 46 of 2023), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to constitute and declare an e-Police Station for the State of Punjab, with its headquarters at the State Cyber Crime Division, Sahibzada Ajit Singh Nagar, for the registration of e-FIRs in respect of cyber offences, and is further pleased to specify that the local jurisdiction of the said e-Police Station shall extend to the whole of the State of Punjab. The police officers of the rank of Inspector and above, posted in or attached to the said e-Police Station, shall exercise the powers and perform the duties of the officer-In-charge of a police station for the purposes of registration, transfer and investigation of cases registered at the said e-Police Station. Such officers shall exercise the said powers and duties in accordance with the provisions of the aforesaid Act, and any other law for the time being in force.

Sd/-
ALOK SHEKHAR,
Additional Chief Secretary to Government of Punjab,
Department of Home Affairs.

3774/7-2026/Pb. Govt. Press, S.A.S. Nagar